



oakheart

£1,100 Per Month

Per Month

Hayhill Road, Ipswich

Oakheart are pleased to present this TWO BEDROOM MID-TERRACED HOME, ideally positioned within CLOSE PROXIMITY TO IPSWICH TOWN CENTRE, offering convenient access to a wide range of local amenities, shops, restaurants and transport links.

The property has recently undergone improvements, including a NEWLY FITTED KITCHEN, NEW BATHROOM AND REFRESHED DECOR THROUGHOUT, creating a bright and welcoming home ready for immediate occupation.

The ground floor offers two reception rooms, providing flexible living and dining accommodation, alongside a NEWLY FITTED KITCHEN featuring contemporary grey cabinetry, wood-effect work surfaces and access to the rear garden.

Upstairs, the property benefits from TWO BEDROOMS and a NEWLY FITTED BATHROOM, complete with a modern white suite, bath with overhead shower and contemporary finishes.

Externally, the property enjoys an ENCLOSED REAR GARDEN, offering a combination of patio space and lawn, with established planting and a useful outbuilding for additional storage.

A particular highlight is the property's CONVENIENT LOCATION, within easy reach of Ipswich town centre and its excellent selection of everyday amenities. On-road permit parking is available, subject to the relevant permit requirements.

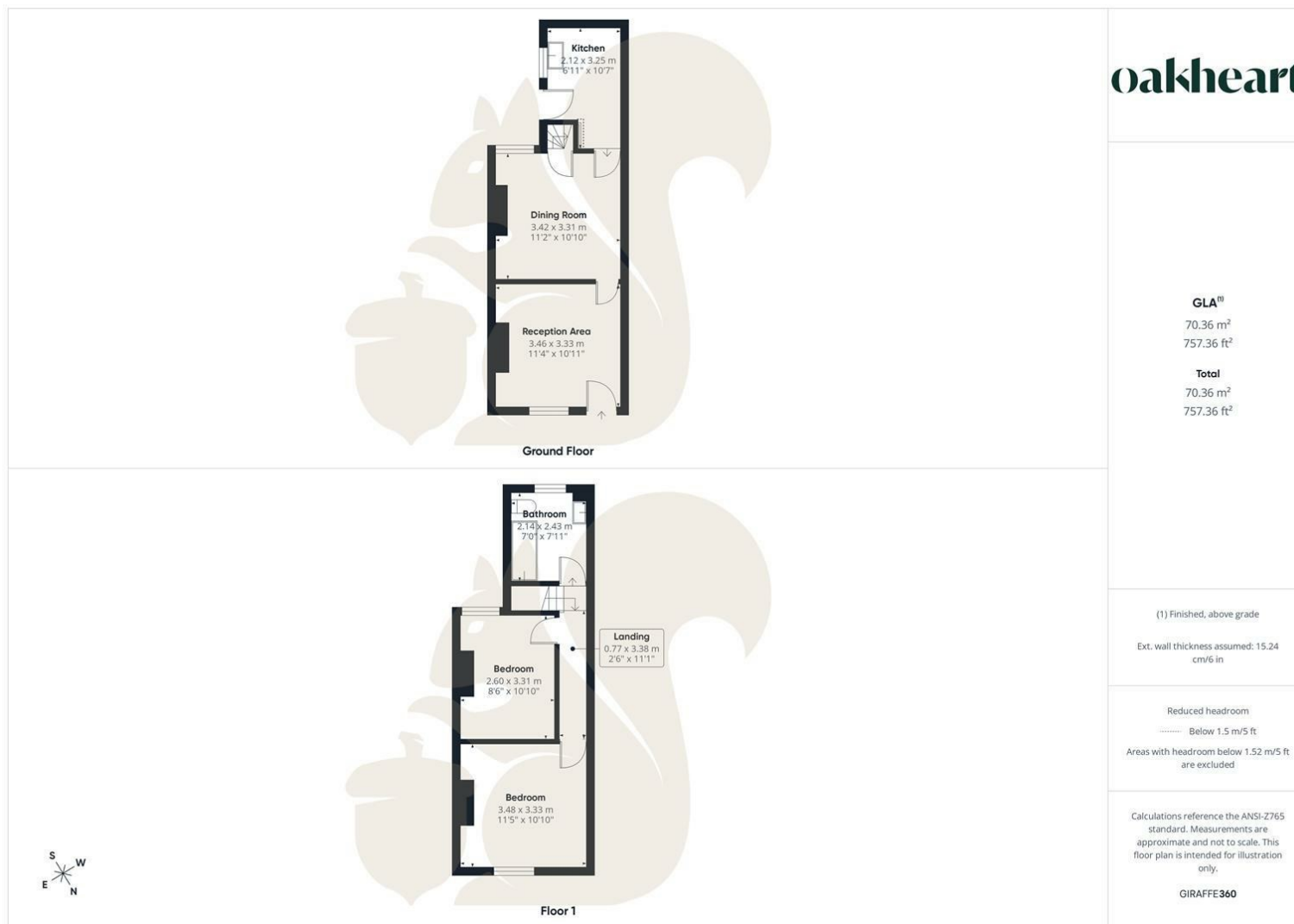
Offered at £1,100 PCM and AVAILABLE NOW.











oakheart

GLA[®]
70.36 m²
757.36 ft²

Total
70.36 m²
757.36 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
..... Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Ipswich Borough Council

Tenure:

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Ipswich Lettings
01473 251 907
ipswichlettings@oakheart.co.uk
12 Upper Brook Street, Ipswich, Suffolk, IP4 1EF

oakheart